

PLANNING COMMISSION BOARD OF ADJUSTMENT MEETING AGENDA WEDNESDAY, JUNE 4, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman David Blaser Carl Bloomfield David Cavenee **Brigette Peterson Kristopher Sippel**

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:30 p.m. Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:30 P.M.	CALL TO ORDER STUDY SESSION	
	the land use classification of approximately 18.6 acres of real property generally located at the northeast corner of McQueen and Elliot Roads from Community Commercial (CC) and Neighborhood Office (NO) to Residential >3.5 - 5 DU/AC land use classification; Z14-14 - Rezone approximately 18.6 acres of real property generally located at the northeast corner of McQueen and Elliot Roads from Town of Gilbert Community Commercial (CC) zoning district and Neighborhood Office (NO) to 18.6 acres of Town of Gilbert Single Family Residential Detached (SF-D) zoning district, with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. Nathan Williams (480) 503-6805	
	2. GP14-02 - Gilbert 2014 Annual General Plan Update - Request for a Minor General Plan Amendment to amend the Town of Gilbert General Plan: Chapter 10 Character Areas- Santan Character Area Update, to update the specific area plan to reflect the community's vision for the future of the character area. Amy Temes (480) 503-6729	

TIME	AGENDA ITEM	COMMISSION ACTIO
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	3. APPROVAL OF AGENDA	
	4. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	PUBLIC HEARING (CONSENT)	
	Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	5. S14-03 - Preliminary Plat and Open Space Plan for Paradise Cove at the Islands, TK Builders, for 44 home lots (Lots 1-44) on approximately 13.26 acres of real property located at the southwest corner of Islands Drive and Warner Road in the Single Family Residential-6 (SF-6) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-805	Hearing; discussion; possible action by MOTION
	6. S14-05 - Preliminary Plat and Open Space Plan for Parcel 10 & 17 of Cooley Station, Fulton Homes, for 416 home lots (Lots 1-416) on approximately 112.7 acres of real property located southeast of the southeast corner of Recker and Williams Field Roads in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay district. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION
	RECESS PLANNING COMMISSION	

TIME	AGENDA ITEM	COMMISSION ACTION
	CONVENE BOARD OF ADJUSTMENT	
	7. AP14-01 - Appeal to the Town of Gilbert Board of Adjustment from the Town of Gilbert Zoning Administrator's zoning interpretation regarding the location and use of a stable on property located at 2604 E. Washington Avenue, Gilbert, Arizona. The property is zoned Single-Family-43 (SF-43) zoning district. The Board of Adjustment may uphold, modify, or overrule the decision of the Zoning Administrator. Catherine Lorbeer (480) 503-6016 The applicant is requesting continuance	Hearing; discussion; possible action by MOTION
	ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
	PUBLIC HEARING (NON-CONSENT)	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	8. S13-09 - Preliminary Plat and Open Space Plan for Bordeaux for 45 home lots (Lots 1-45) on approximately 31.4 acres of real property generally located east of the southeast corner of Higley Road and San Tan Boulevard in the Single Family-15 (SF-15) zoning district. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION
	9. Z14-13 - Amend Ordinance No. 2356 to rezone approximately 45.85 acres of real property within The Val Vista Country Square Planned Area Development (PAD) and generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family-35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	10. GP14-04 - Minor General Plan Amendment to change the land use classification of approximately 19 acres of real property generally located at the northwest corner of Williams Field Road and South Wade Drive from Residential >14-25 DU/AC land use classification to Residential >8-14 DU/AC land use classification. Maria Cadavid (480) 503-6812	Hearing; discussion; possible action by MOTION
	11. Z14-06 - Amend Ordinance Nos.1501, 1829, 2010, and 2191 and rezone approximately 19 acres of real property within the Lyons Gate Planned Area Development (PAD) generally located at the northwest corner of Williams Field Road and Wade Drive from approximately 19 acres of Multi-Family/Medium (MF/M) zoning district with a Planned Area Development overlay zoning district to approximately 19 acres of Single Family-Attached (SF-A) zoning district with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Lyon's Gate Planned Area Development (PAD. Maria Cadavid (480) 503-6812	Hearing; discussion; possible action by MOTION
	12. GP14-06 - Parcels 10 & 17 of Cooley Station - Request for Minor General Plan Amendment to change the land use classifications of approximately 114.74 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from 8.47 acres of Residential >8-14 DU/AC, and 106.27 acres of Residential >5-8 DU/AC land use classifications to 112.74 acres of Residential >3.5-5 DU/AC land use classification and 2.04 acres of Neighborhood Commercial (NC) land use classification. Amy Temes (480) 503-6729	Hearing; discussion; possible action by MOTION
	13. Z14-11 - Parcels 10 & 17 of Cooley Station - Request to amend Ordinance Nos.1900, 2179, 2195, 2304, 2413, 2425, 2443, 2473 and 2485 and rezone approximately 114.74 acres of real property within the Cooley Station Planned Area Development (PAD) and generally located southeast of Recker and Williams Field Roads from approximately 114.74 acres of Single Family - Detached (SF-D), with a Planned Area Development overlay zoning district to approximately 112.7 acres of Single Family - Detached (SF-D) and 2.04 acres of Neighborhood Commercial (NC) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Cooley Station Planned Area Development (PAD). Amy Temes (480) 503-6729	
	14. UP13-07 - Request to revoke UP13-07, a Conditional Use Permit for East Valley Patient Wellness Center permitting a Medical Marijuana Dispensary in the Light Industrial (LI) zoning district, on approximately 0.8 acres of real property located at 988 S. 182nd Place, due to failure to comply with conditions of the use permit related to public health, safety, and welfare. Catherine Lorbeer (480) 503-6016 The Planning Commission may recess the regular meeting and hold an executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding regulations related to medical marijuana dispensaries and revocations.	Hearing; discussion; possible action by MOTION
	ADMINISTRATIVE ITEMS	
	15. Appointment of two (2) Planning Commission members to Behavioral Health Stakeholders Committee.	Discussion; possible action by MOTION
	16. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of May 7, 2014.	Discussion; possible action by MOTION
	COMMUNICATIONS	
	17. Report from Chairman and Members of the Commission on current events.	
	18. Report from Council Liaison	
	19. Report from Planning Services Manager on current events.	
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TIME	AGENDA ITEM	COMMISSION ACTION

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, July 2, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.

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Gilbert Municipal Center (50 E. Civic Center Drive)	J110.
Heritage Annex (119 N. Gilbert Road) Perry Branch Library (1965 E. Queen Creek Road)	
Southeast Regional Library (775 N. Greenfield Road)	0014